



Request for City Council Committee Action From the Department of Inspections

Date April 17, 2002
To Public Safety & Regulatory Services Committee, Chairperson Joe Biernat
Referral to City Council

Subject: Rental Dwelling License Revocation - 1718 Johnson St

Recommendation The Director of Inspections recommends that the City Council revoke the rental dwelling license of Charles J. Guetti and Margo B. Jordon for the single family house located at 1718 Johnson Street due to failure to comply with licensing standards for rental dwellings under MPLS Code of Ordinances Section 244.1910 (12) - Active arrest warrant for a Minneapolis Housing Maintenance code or Zoning code violation. Mr. Guetti and Ms. Jordon were notified by certified mail of this action and have not appealed. Mr. Guetti and Ms. Jordon have been notified of the Public Safety & Regulatory Services hearing.

Previous Directives

None

Prepared or Submitted by Janine Atchison, District Supervisor 673-3715

Approved by Merwyn Larson, Director of Inspections

Presenters in Committee Janine Atchison, District Supervisor

Financial Impact (Check those that apply)

☒ No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)

Background/Supporting Information Attached

Copy of hearing notice to Margo B. Jordon
Copy of hearing notice to Charles J. Guetti
Revocation Packet Index
Revocation Packet (pages 1 – 20)

April 17, 2002

Margo Jordon
405 4th Street SE
Aitkin, MN 55431

Re: 1718 Johnson St NE

Dear Ms. Jordon:

On December 3, 2001, you were notified of a revocation action at the property listed above due to outstanding bench warrants for Minneapolis Housing Maintenance Code violations (Mpls Code of Ordinances, Section 244.1910) at the property listed above. This notification included information regarding your rights of appeal pursuant to Section 244.1960 (f.) Appeals Procedure of the Minneapolis Code of Ordinances. As you have not appealed this action, the Director of Inspections is recommending approval from the City Council for the revocation of your Rental Dwelling License.

This matter will be heard by the Public Safety & Regulatory Services Committee on April 24, 2002, at 1:00 p.m. in room 317 of City Hall, 350 So. 5th St. Minneapolis. You will be given an opportunity to speak, but no further evidence will be heard.

You may wish to contact the City Clerk's office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call Janine Atchison at 673-3715.

Sincerely,

Merwyn Larson
Director of Inspections

April 17, 2002

Charles J. Guetti
40268 Polk St NE
Stauchfield, MN 55006

Re: 1718 Johnson St NE

Dear Mr. Guetti:

On December 3, 2001, you were notified of a revocation action at the property listed above due to outstanding bench warrants for Minneapolis Housing Maintenance Code violations (Mpls Code of Ordinances, Section 244.1910) at the property listed above. This notification included information regarding your rights of appeal pursuant to Section 244.1960 (f.) Appeals Procedure of the Minneapolis Code of Ordinances. As you have not appealed this action, the Director of Inspections is recommending approval from the City Council for the revocation of your Rental Dwelling License.

This matter will be heard by the Public Safety & Regulatory Services Committee on April 24, 2002, at 1:00 p.m. in room 317 of City Hall, 350 So. 5th St. Minneapolis. You will be given an opportunity to speak, but no further evidence will be heard.

You may wish to contact the City Clerk's office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call Janine Atchison at 673-3715.

Sincerely,

Merwyn Larson
Director of Inspections

1718 Johnson Street NE

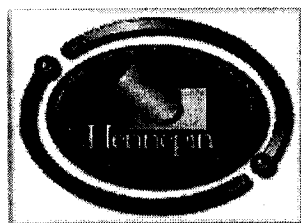
Rental Dwelling License Revocation Packet

INDEX

Summary of Events	Page 1
Hennepin County Property Information	2 – 3
Correction Notice – RFS 00-0076544	4 – 5
Correction Notice – RFS 00-0086285	6 – 7
Warning Letter – RFS 00-0076544	8 – 9
Warning Letter – RFS 00-0086285	10 – 11
Letter from Owner	12
Rental License Application	13 – 15
Notice of Intent to Revoke Rental License	16 – 17
Notice of Rental License Revocation	18
Notice to Tenants of Rental License Revocation	19
Certified Mail Receipts	20 – 21

Housing Inspection Services
1718 Johnson St NE
Summary of Events

5 Jun 2000	Orders issued to Charles J. Guetti (Text 128 – Fence) RFS # 00-0076544
1 Aug 2000	Orders issued to Charles J. Guetti (Text 836 & 840 – Parking surfaces & Parking in yard) RFS# 00-0086285
4 Aug 2000	Violation not corrected. Warning letter issued to Charles J. Guetti. RFS # 00-0076544
21 Aug 2000	Violations not corrected. Warning letter issued to Charles J. Guetti. RFS # 00-0086285
28 Aug 2000	Summons requested. RFS # 00-0076544
13 Sept 2000	Received letter from Margo Jordon (Guetti) stating that her address has changed. Staff requested she complete a new rental license application.
18 Sept 2000	New rental license application. Margo B. Jordon listed as owner, Charles J. Guetti listed as responsible party. Guetti's signature is notarized.
22 Sept 2000	Summons requested. RFS # 00-0086285
26 Oct 2000	Court date. RFS # 00-0076544
31 Oct 2000	Warrant # 00441155 issued for Charles J. Guetti-Failure to appear – RFS # 00-0076544
02 Nov 2000	Court date. RFS # 00-0086285
22 Nov 2000	Warrant # 00444399 issued for Charles J. Guetti – Failure to appear – RFS # 00-86285
06 Dec 2000	Notice of intent to Revoke Rental License issued due to outstanding warrants # 00441155 & # 00444399
2001	Several attempts were made throughout the year to serve arrest warrant in order to stay revocation.
03 Dec 2001	Notice of Revocation posted at property and sent to Charles J. Guetti and Margo B. Jordon via certified mail. Owner has 15 days to appeal revocation action.
06 Dec 2001	Charles J. Guetti received and signed for certified mail.
11 Dec 2001	Margo B. Jordon received and signed for certified mail.
04 Feb 2002	Margo B. Jordon informs JoAnn Velde that she is now divorced and no longer owns the property.
15 Feb 2002	JoAnn Velde has a phone conversation with Charles J. Guetti. Mr. Guetti states, "I don't want the house anyway, I don't want to take care of this." Velde verbally instructs Guetti to resolve outstanding warrants within next two weeks or revocation action will be taken.
26 Mar 2002	Warrant # 00441155 & # 00444399 are still active. Owner has not submitted an appeal to the revocation action.


[Search Tips](#)

Hennepin County, MN

Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

HOUSE or BUILDING #:

STREET NAME: (at least first 3 characters)

UNIT # (if applicable)

 records per page

Parcel Data for Taxes Payable 2002

[View Map](#)
[Taxes Due](#)
[Payment Options](#)

Property ID: 13-029-24-21-0006
Address: 1718 JOHNSON ST N E
Municipality: MINNEAPOLIS
School Dist: 001 **Construction year:** 1900
Watershed: 6 **Parcel Size:** 50.00 X 12
Sewer Dist:
Owner Name: C J GUETTI & M B JORDAN
Taxpayer Name & Address: CHARLES J GUETTI
MARGO B JORDAN
1718 JOHNSON ST N E
MINNEAPOLIS MN 55413

Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and warranted to represent arms-length transactions.

NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax Parcel Description

Addition Name: HONNETTES ADDN TO MPLS
Lot: 002
Block: 001
Metes & Bounds:

Value and Tax Summary for Taxes Payable 2002 Values Established by Assessor as of January 2, 2001

Estimated Market Value: \$109,000
Limited Market Value: \$65,700
Taxable Market Value: \$65,700
Total Improvement Amount:
Total Net Tax: \$1,022.08
Total Special Assessments: \$73.28
Solid Waste Fee: \$12.52
Total Tax: \$1,107.88

Property Information Detail for Taxes Payable 2002 Values Established by Assessor as of January 2, 2001 Values:

Land Market \$30,000
Building Market \$79,000
Machinery Market
Total Market: \$109,000
Land Limited

Building Limited \$18,100
\$47,600
Total Limited: \$65,700

Qualifying Improvements**Classifications:**

Property Type RESIDENTIAL
Homestead Status NON-
HOMESTEAD

Relative Homestead**Agricultural****Exempt Status**

674

Hennepin County is providing this information as a public service.

Have a tax related question? Send e-mail to taxinfo@co.hennepin.mn.us

Experience a problem searching database, have a technical question or wish to c
Hennepin County Tax web site? Send e-mail to Don.Kopel@co.hennepin.mn.us

Have a comment on any of Hennepin County's web sites or E-Commerce applica

Send e-mail to Henn.Net@co.hennepin.mn.us

Home	Services	Taxpayer Services	Assessor's Dept.	Ma
------	----------	-------------------	------------------	----

Copyright © 1998 - 2001 Hennepin County

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

CHARLES J GUETTI

2209 OVERLOOK DRIVE
BLOOMINGTON, MN 55431

05-JUN-00
Request Number: 00-0076544

Re: 1718 JOHNSON ST NE

An inspection on **31-MAY-00** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Failure to comply with the orders below by the due date(s) may result in a fifty dollar (\$50.00) fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

1 Bring this fence into compliance with Minneapolis fence ordinances requiring posts, supporting rails, and other elements to be located on the side facing the owner's property. Minneapolis Housing Maintenance Code 244.1600 and 535.430(3). Violation Text 128.

Inspector's Comments:

Due Date: 01-JUL-2000

Your prompt cooperation in attending to the item(s) above would be appreciated.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR (WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS). If you are unable to reach the inspector during the time stated below, you may leave a message at any time by calling the same number.

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (on line) at:

- ◆ Minneapolis Public Library, Government Documents Section
- ◆ Municipal Information Library, Room 300 City Hall 350 So. 5th St.
- ◆ City Clerk's Office, Room 304 City Hall, 350 So. 5th St.

The code is also available through the Internet. The Minneapolis Home Page can be found at ci.minneapolis.mn.us. Go to frequently requested information and select City Charter/Code of Ordinances

Select Query and enter your subject or select contents for the table of contents to find specific sections of the code.

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5285) for information on home improvement loans.

IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.

ALL MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS
TTY NUMBER: 673-3300

CHAD PATROW, HSG INSP II, Phone: 685-8449
Office hours 8:00am – 4:30pm

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

CHARLES J GUETTI

2209 OVERLOOK DRIVE
BLOOMINGTON, MN 55431

01-AUG-00

Request Number: 00-0086285

Re: 1718 JOHNSON ST NE

An inspection on **28-JUL-00** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Failure to comply with the orders below by the due date(s) may result in a fifty dollar (\$50.00) fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

1 Repair the parking surface at this property to provide a properly drained, all-weather surface. Acceptable surfacing materials shall include asphalt, concrete, brick pavers, or similar material, installed and maintained per industry standards. Four (4) inches of Class five crushed limestone is acceptable for single family dwellings. Minneapolis Housing Maintenance Code 244.1570 and Minneapolis Zoning Code 541.300. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 836.

Inspector's Comments:

Due Date: 15-AUG-2000

2 Discontinue parking vehicles in the yard. All vehicles must be parked on a paved surface and in the rear forty (40) feet of the lot or the rear twenty (20) percent of the lot, whichever is greater. Call Zoning at 673-5836 for information and/or application to obtain a variance from the Board of Adjustments. THIS VIOLATION IS EXEMPT FROM REINSPECTIONS FEES. Minneapolis Zoning Code Ordinances 541.260. THIS VIOLATION IS EXEMPT FROM

REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 840.

Inspector's Comments:

Due Date: 15-AUG-2000

Your prompt cooperation in attending to the item(s) above would be appreciated.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR (WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS). If you are unable to reach the inspector during the time stated below, you may leave a message at any time by calling the same number.

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (on line) at:

- ◆ Minneapolis Public Library, Government Documents Section
- ◆ Municipal Information Library, Room 300 City Hall 350 So. 5th St.
- ◆ City Clerk's Office, Room 304 City Hall, 350 So. 5th St.

The code is also available through the Internet. The Minneapolis Home Page can be found at ci.minneapolis.mn.us. Go to frequently requested information and select City Charter/Code of Ordinances

Select Query and enter your subject or select contents for the table of contents to find specific sections of the code.

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5286) for information on home improvement loans.

IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.

**ALL MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS
TTY NUMBER: 673-3300**

**CHAD PATROW, HSG INSP II, Phone: 685-8449
Office hours 8:00am – 4:30pm**

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

WARNING LETTER

CHARLES J GUETTI

2209 OVERLOOK DRIVE
BLOOMINGTON, MN 55431

04-AUG-00

Request Number: 00-0076544

Re: 1718 JOHNSON ST NE

Upon Re-inspection of the attached orders on 03-AUG-00, I found that all violations have not been corrected. Another inspection will be made after 26-AUG-00. Please have all work completed by that time. Failure to correct these violations or failure to contact me before my next inspection will result in additional fees and possible legal action.

The following corrections are required:

Bring this fence into compliance with Minneapolis fence ordinances requiring posts, supporting rails, and other elements to be located on the side facing the owner's property. Minneapolis Housing Maintenance Code 244.1600 and 535.430(3). Violation Text 128.

Inspector's Comments:

Due Date: 01-JUL-2000

Your prompt cooperation in attending to the item(s) above would be appreciated.

If you have ANY questions about these orders, or if you are not the owner, agent or occupants, please call the inspector (whose name and number are at the end of these orders). If you are unable to reach the inspector during the time stated below, you may leave a message at any time by calling the same number.

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (on line) at:

- ◆ Minneapolis Public Library, Government Documents Section
- ◆ Municipal Information Library, Room 300 City Hall 350 So. 5th St.
- ◆ City Clerk's Office, Room 304 City Hall, 350 So. 5th St.

The code is also available through the Internet. The Minneapolis Home Page can be found at ci.minneapolis.mn.us. Go to frequently requested information and select City Charter/Code of Ordinances

Select Query and enter your subject or select contents for the table of contents to find specific sections of the code.

ALL MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS.

TTY NUMBER: 673-3300

CHAD PATROW, HSG INSP II, Phone: 685-8449

Office hours 8:00am – 4:30pm

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

WARNING LETTER

CHARLES J GUETTI

2209 OVERLOOK DRIVE
BLOOMINGTON, MN 55431

21-AUG-00

Request Number: 00-0086285

Re: 1718 JOHNSON ST NE

Upon Re-inspection of the attached orders on **18-AUG-00**, I found that all violations have not been corrected. Another inspection will be made after **18-SEP-00**. Please have all work completed by that time. Failure to correct these violations or failure to contact me before my next inspection will result in additional fees and possible legal action.

The following corrections are required:

Repair the parking surface at this property to provide a properly drained, all-weather surface. Acceptable surfacing materials shall include asphalt, concrete, brick pavers, or similar material, installed and maintained per industry standards. Four (4) inches of Class five crushed limestone is acceptable for single family dwellings. Minneapolis Housing Maintenance Code 244.1570 and Minneapolis Zoning Code 541.300. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 836.

Inspector's Comments:

Due Date: 15-AUG-2000

Your prompt cooperation in attending to the item(s) above would be appreciated.

If you have ANY questions about these orders, or if you are not the owner, agent or occupants, please call the inspector (whose name and number are at the end of these orders). If you are unable to reach the inspector during the time stated below, you may leave a message at any time by calling the same number.

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (on line) at:

- ◆ Minneapolis Public Library, Government Documents Section
- ◆ Municipal Information Library, Room 300 City Hall 350 So. 5th St.
- ◆ City Clerk's Office, Room 304 City Hall, 350 So. 5th St.

The code is also available through the Internet. The Minneapolis Home Page can be found at ci.minneapolis.mn.us. Go to frequently requested information and select City Charter/Code of Ordinances

Select Query and enter your subject or select contents for the table of contents to find specific sections of the code.

ALL MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS.

TTY NUMBER: 673-3300

CHAD PATROW, HSG INSP II, Phone: 685-8449

Office hours 8:00am – 4:30pm





Ownership on the
property at 1718 Johnson St. NE
has changed.

Please send correspondence to:

Margo Jordan (Luetti)

P.O. Box 110

Atkin MN 56431

218-927-5228

SEP 13 2000

mail out update

Hwy. 210 West, P.O. Box 110 • Atkin, MN 56431-0110
218.927.3721 • Fax: 218.927.7014 • www.woodland-container.com

12

321-5959
800 ASLUS
275-8777

Rental License Application

**PLEASE FULLY COMPLETE OWNER INFORMATION & AGENT/CONTACT INFORMATION
BEFORE SIGNING THIS RENTAL LICENSE APPLICATION**

Section 1

Property Information

Full Rental Property

Address: 1718 Johnson St. NE Minneapolis MN 55413

Number of Rental Units: 1 Dwelling Units Rooming Units Shared Bath Units

DWELLING UNIT: Any habitable room located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for sleeping, cooking and eating.

SHARED BATH UNIT: Dwelling unit which does not contain a bathroom.

ROOMING UNIT: Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking of meals.

Section 2

Owner Information

Name: Margo R Jordan Date of Birth 1/8/61
First MI Last (Required)

Daytime Phone (218) 927-5228 Evening Phone (218) 927-4709

Owner's Address 405 4th St. S.E. #C

City Aitkin State & Zip Code MN 56431

Section 3

PERSON RESPONSIBLE FOR THE MAINTENANCE & MANAGEMENT OF THIS RENTAL PROPERTY

Enter below the requested information for the natural person responsible for maintenance and management of this property. This person must reside within the 16-county metropolitan area of: ANOKA, CARVER, CHISAGO, DAKOTA, GOODHUE, HENNEPIN, ISANTI, LESUEUR, MCLEOD, RAMSEY, RICE, SCOTT, SHERBURNE, SIBLEY, WASHINGTON AND WRIGHT. This person may also be the appointed agent/contact person for the property. A post office box or commercial mail service box are not acceptable as an address for such person. SECTION 244.1840 MINNEAPOLIS CODE OF ORDINANCES.

Name of Property Charles T. Guetti Date of Birth 9/5/54
Manager First MI Last (Required)

Daytime Phone (320) 963-0357 Evening Phone (320) 963-0357

Address 40268 Polk St. NE

City Braham Stanchfield State & Zip Code MN 55006-3300

Section 4

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND I UNDERSTAND ALL MAILINGS FROM INSPECTIONS DIVISION INCLUDING THE ANNUAL RENTAL LICENSE BILLING STATEMENT WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON UNLESS INSPECTIONS DIVISION IS NOTIFIED OF ANY CHANGES.

Margo Jordan 9-18-00
Signature of Owner Date

Marilyn J. Johnson 9-18-00
Signature of Property Manager Date

Signature of Agent/Contact Person must be notarized.
(Space reserved for Notary Stamp)



Subscribed and sworn to before me on this 18th day of Sept., 2000.

Marilyn J. Johnson, Notary Public, Aitkin County

Caution: Your signature as Property Manager on this form will make you responsible for the maintenance and management of this rental property.

Section 5

Rental License Fees

Fee Amounts per Building: The annual license fee for a rental dwelling license or provisional license is \$28.00 for the first rental dwelling unit and \$15.00 for each additional rental dwelling unit under common ownership in the same building. The licensing billing period is between October 1st through September 30th. New owners who have purchased their property after April 1st (during second half of license year) shall pay the prorated fee of 50%.

FEE MUST ACCOMPANY APPLICATION.

Make checks payable to: Minneapolis Finance Department

Mail to: Department of Regulatory Services
Inspections Division
250 South 4th Street
Minneapolis, MN 55415-1373

Section 6

Important Information

Section 244.2010: Every Licensee shall promptly notify the Department of Inspections of any changes in the names, addresses and other information concerning the person listed in the last license application filed with the department.

Section 244.2000(d): The owner of any dwelling which is required to be licensed by this chapter shall prior to the time of sale of said dwelling, notify the buyer in writing of all unabated orders and violation tags issued by the Department of Inspections pertaining to said dwelling, as well as the requirement of law that said dwelling, upon acquisitions by a new owner, must be licensed with the Director of Inspections. A copy of the notification shall be mailed to the Director of Inspections within five (5) days of furnishing the notification to the buyer. If the dwelling is owned by a corporation, an officer of said corporation shall carry out the notification required by this section. If the property is owned by more than one person, a notification by one of the owners shall satisfy this section. For the purpose of this section, "time of sale" shall be construed to mean when a written purchase agreement is executed by the buyer or, in the absence of a purchase agreement, upon the execution of any document providing for the conveyance of a dwelling required to be licensed.

Section 7

For Office Use Only

Add.....
Change
New
Total Units.....
License/Provisional Number
Operator.....
Date Processed.....
Fee Amount Paid.....

Source: Certificate of Occupancy _____ Code Compliance _____ New Owner _____

Inspection _____ Conversion _____

City of Minneapolis
Inspections Division

Please check appropriate boxes below:

- ☒ I certify that there are no delinquent property taxes for this rental dwelling.
☒ I certify that there are no delinquent assessments for this rental dwelling.
☒ I certify that there are no delinquent water bills for this rental dwelling.
☒ I certify that there is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property on which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.

Signature of owner or agent/contact person:

Date:

The licensee shall maintain a current register of all tenants and other persons with a lawful right to occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation of such within the building.

In the space below please provide the address of the location at which the current tenant register is kept.

Address where tenant register is kept:

405 4th St. S.E. #C/7th floor MN 55431

RENTAL LICENSE BUILDING SCHEME

Fill in the boxes with the requested property information:

Property Address

Number of Floors

Number of Units (All Types)

Please provide the number of each specific type of unit within the rental building.

DU	SB	RU	EFF	1 BDR	2 BDR	3 BDR	4+ BDR

☒ NOTE: If this property is single family dwelling, check here. (Building scheme not required for single family dwellings.)

Is there a resident manager/caretaker at this property? If so.

Name

Address

Phone

DEFINITION OF UNIT TYPES

DU=DWELLING UNIT: Any habitable rooms within a building and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

SB=SHARED BATH UNIT: Any dwelling unit, which does not contain a bathroom.

RU=ROOMING UNIT: Any room or group of rooms forming a single habitable unit used or intended to be used for living, sleeping, but not for the cooking of meals.

DIRECTIONS FOR BUILDING SCHEME

On the reverse side of this form is a grid, which can be used for your scheme. The floors are the column headings listed in order from left to right. The units on each floor should be listed from lowest to highest unit # along with the unit type in their appropriate column. For larger buildings, you may call 673-5856 for additional grid sheets or supply your own grid as long as it is formatted the same as the grid on the back of this form.

15

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

CHARLES J GUETTI

40268 POLK ST NE
STANCHFIELD, MN 55006

NOTICE:
INTENT TO REVOKE RENTAL LICENSE

06-DEC-00

Request Number: 00-0103766

Re: 1718 JOHNSON ST NE

This notice is provided in accordance with the Minneapolis Housing Maintenance Code ("Housing Code") 244.1930. According to Housing Code 244.1910, Licensing Standards, the following minimum standard and condition shall be met in order to hold a rental dwelling under this article. Failure to comply with this standard and condition shall be adequate grounds for denial, refusal to renew, revocation, or suspension for a rental dwelling license or provisional license.

1 No licensee, applicant, or property manager that has legal or equitable ownership interest in a rental property in the City of Minneapolis shall have an active arrest warrant for a Minneapolis Housing or Zoning Code. Minneapolis Housing Maintenance Code 244. 1910(12) and 244.1930. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. Violation Text 195.

Inspector's Comments: WARRANT # 00441155

Due Date: 24-DEC-2000

Our records show the warrant listed above has been issued for your arrest because you failed to appear in court to respond to outstanding housing or zoning code violations for the property located at the address listed above.

To satisfy this warrant, you must contact the Hennepin County Sheriff, in person, at Room 1, Minneapolis City Hall, 350 South 5th Street, Minneapolis, or by phone at (612) 348-2000.

Failure to satisfy this warrant by the due date above will result in the City starting the rental license revocation process at the above-mentioned property, pursuant to the procedure outlined in the Housing Code sections 244.1940 and 244.1960. Furthermore, the City will take the same revocation action for all Minneapolis rental properties which you manage, maintain, or have legal or equitable interest.

IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, PLEASE CALL THE INSPECTOR (WHOSE NAME AND NUMBER ARE AT THE END OF THIS NOTICE). If you are unable to reach the inspector during the time stated below, you may leave a message at any time by calling the same number.

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (on line) at:

- ◆ Minneapolis Public Library, Government Documents Section
- ◆ Municipal Information Library, Room 300 City Hall 350 So. 5th St.
- ◆ City Clerk's Office, Room 304 City Hall, 350 So. 5th St.

The code is also available through the Internet. The Minneapolis Home Page can be found at ci.minneapolis.mn.us. Go to frequently requested information and select City Charter/Code of Ordinances. Select Query and enter your subject or select contents for the table of contents to find specific sections of the code.

**ALL MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS.
TTY NUMBER: 673-3300**

Inspections Division

**CHAD PATROW, HSG INSP II, Phone: 685-8449
Office hours 8:00am – 4:30pm**



**RENTAL LICENSING
NOTICE OF DENIAL, NON-RENEWAL, REVOCATION, OR
SUSPENSION OF RENTAL LICENSE OR PROVISIONAL LICENSE**

City of Minneapolis

Operations & Regulatory Services

John A. Bergquist
Assistant City Coordinator

Inspections Division

Merwyn Larson
Director

Connie Fournier
Deputy Director

250 South 4th Street - Room 300
Minneapolis MN 55415-1316

Office (612) 673-5800
Fax 673-5819
TTY 673-3300

Building 673-5842
Electrical 673-5868
Environmental 673-5897
Heating 673-5847
Housing 673-5858
Plan Review 673-5831
Plumbing 673-5845
Rental Licensing 673-5856
Zoning 673-5836

Date: 3-Dec-2001

PROPERTY ADDRESS: 1718 JOHNSON ST NE

Owner:

MARGO JORDAN

405 4th ST SE

ATKIN MN 55431

Manager/Contact Person:

Charles J. Guethi

40268 Polk St NE

STANCHFIELD MN 55006

Our records on the above address show that your building fails to comply with the licensing standards for rental dwellings under Section 244.1910 of the City of Minneapolis Housing Maintenance Code.

Your building has failed to meet the standards because you have an outstanding arrest warrant(s) due to housing/zoning code violations.

See Warrant # 00444399 and 00441155

If this arrest warrant is not satisfied by December 19, 2001, a recommendation will be sent to the City council to revoke your license. Furthermore, the City will take this same action for all Minneapolis rental properties which you manage, maintain, or in which you have legal or equitable interest.

If you do not appeal the recommendation within 15 days from the date of this notification the City Council may revoke you license.

If the City Council approves the recommendation to revoke the license the affected dwellings therein must be vacated, and shall not be re-occupied until a new license is granted by the City Council.

If you wish to appeal this action, call the Deputy Director, Housing Inspection Services at (612) 673-5850 to obtain a notice of appeal form. A copy of the appeals procedure, Section 244.1960, is attached.

Rental License Inspector MR. POTROW

Phone: 685- 8449

Cc: Owner, Tenants, Licensing File, Housing Services, Manager/Contact Person

10/00

PLEASE KEEP THIS SIGN UP

**NOTICE TO TENANTS
OF
RENTAL LICENSE OR PROVISIONAL
LICENSE DENIAL, NON-RENEWAL,
REVOCATION OR SUSPENSION**

TO RENTERS OF
1718 Johnson Street NE
YOUR LANDLORD NEEDS A LICENSE FOR THIS BUILDING

- MINNEAPOLIS LAW MAKES ALL LANDLORDS LICENSE THEIR BUILDINGS. YOUR LANDLORD HAD FAILED TO MEET THE GOALS OF THE MINNEAPOLIS HOUSING CODE LICENSING STANDARDS Section 244.1910(12) of the Housing Maintenance Code of the City of Minneapolis.
 - 244.1910 Licensing Standards. The following minimum standards and conditions shall be met in order to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license or provisional license. 244.1910(12) There is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property in which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- IF YOUR LANDLORD DOES NOT SATISFY THE OUTSTANDING WARRANT(S) FOR Minneapolis Housing Maintenance or Zoning Code Violations, OR ASK THE CITY FOR A REVIEW BY December 19, 2001 YOU MIGHT HAVE TO MOVE.
- Call Minneapolis Housing Services at 673-3003 for more information regarding your legal rights and responsibilities during this time.

City of Minneapolis
Department of Regulatory Services
Inspections Division, Rental Licensing

DATE POSTED <u>December 3, 2001</u>	RENTAL LICENSE INSPECTOR'S PHONE NUMBER <u>685-8449</u>
-------------------------------------	--

19

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Margo Jordon
405 4th St SE
Aitkin, MN 55431

2. Article Number (Copy from service label)

Z 545 130 946

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) M. Johnson B. Date of Delivery 2001 6/21/01

C. Signature

X M. Johnson ☐ Agent ☒ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Z 545 130 946

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to <u>Margo Jordon</u>	
Street & Number <u>405 4th St SE</u>	
Post Office, State, & ZIP Code <u>Aitkin MN 55431</u>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

20

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Charles J. Gueth
40268 Polk St NE
Stanchfield MN
55006

2. Article Number (Copy from service label)

Z 545 130 957

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery
12-6-01

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

- ☐ Certified Mail
- ☐ Registered
- ☐ Insured Mail
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PS Form 3811, July 1999

Domestic Return Receipt

102595-99-M-1789

Z 545 130 957

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to	Charles J. Gueth
Street & Number	40268 Polk St NE
Post Office, State, & ZIP Code	Stanchfield MN 55006
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

21